

Postal Street

Statement of Community Involvement

Prepared by Counter Context Ltd

NOVEMBER 2025

counter
context

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1. Introduction

1.1 Overview

This Statement of Community Involvement has been prepared by Counter Context Ltd on behalf of Manchester City Council, hereby referred to as 'the Applicant'. It provides:

- An account of the pre-application consultation undertaken with local residents, local community groups, local councillors and other key stakeholders about the proposals.
- A summary of the feedback received from these consultees.
- Evidence that this feedback has been considered in the development of the proposals.
- An update on further stakeholder engagement, particularly with Stage & Radio and the Music Venue Trust, and the project's response to their feedback, including an updated noise assessment. This engagement has been crucial in shaping the project's approach to noise mitigation and fostering co-existence with the adjacent music venue

The pre-application consultation strategy was designed to reflect guidance within Manchester City Council's adopted Statement of Community Involvement (2018) and the National Planning Policy Framework (NPPF) (2024).

1.2 Site Location

The proposed site is bound by Newton Street to the north, Postal Street to the East, Dean Street to the South and Faraday Street to the West. At present, the site is vacant, comprising of hard standing and secured with hoarding.

Situated in the heart of Manchester city centre, the site is in a highly sustainable location. Both Piccadilly Station and Victoria Station are within walking distance, and the site is close to a number of key bus and tram routes. Residents would also enjoy great access to an abundance of local amenities on the doorstep.

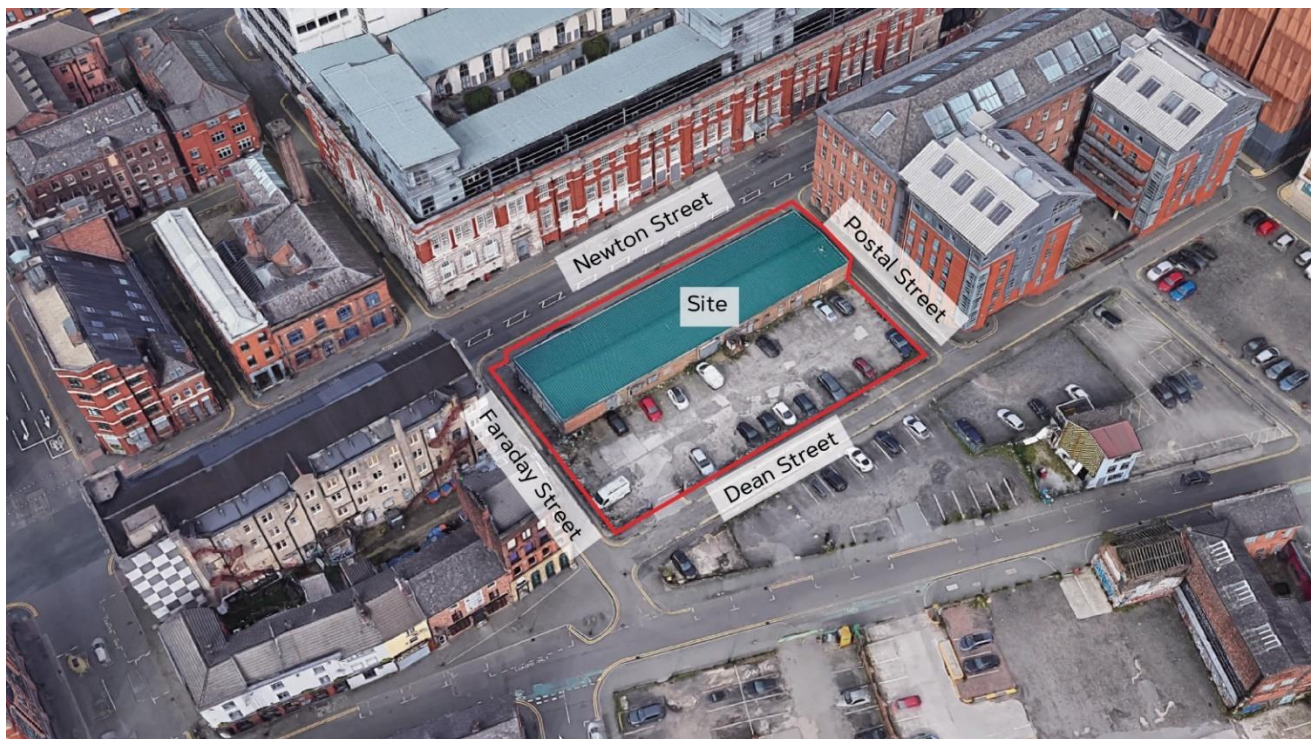


Figure 1: Site location (courtesy of Google Maps).

1.3 Overview of the Proposed Development

The proposal is for:

City Council Development for the erection of a residential apartment building (Use Class C3a), of 8 storeys (126 apartments); together with ground floor commercial units (Use Class E), cycle parking provision, and other associated works.

1.4 Policy Requirements

Conducting an early and transparent pre-application consultation is consistent with the guidance within the National Planning Policy Framework (NPPF) (2024).

Paragraph 40 of the NPPF states that:

Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.¹

The NPPF goes on to state that:

[Local Authorities] should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.²

...

Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.³

This Statement of Community Involvement also fulfils a formal recommendation of the Local Planning Authority to provide people with an opportunity to feed into the design process of a scheme at an early stage.

Manchester City Council's adopted Statement of Community Involvement (2018) sets out 'how developers can ensure that there is an effective opportunity for people to comment and steer development'.⁴

In providing guidance to developers on how they should carry out pre-application consultation, Manchester City Council's Statement of Community Involvement provides recommendations on the types of methods that developers can adopt as part of their pre-application consultation strategy.

¹ Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2024, paragraph 40.

² Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2024, paragraph 41.

³ Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2024, paragraph 137.

⁴ Manchester City Council's Planning and Development Statement of Community Involvement, June 2018, page 33.

Pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community...

...The format of the consultation that the developer uses is likely to be discussed with us as part of pre-application discussions, to help ensure that there is an effective opportunity for people to comment and steer development. The following methods are likely to be suitable and should be used as appropriate:

- *Letters sent to residents and businesses in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views*
- *Public exhibition in an accessible location close to the development (e.g. library or supermarket) which tells the public about what is happening and gives them an opportunity to make comments*
- *A website set up by the developer*
- *Leaflets distributed to nearby streets and placed in facilities near the proposed developments which have a tear off slip for comments*
- *Social media used by the developer to advertise the development and associated consultation events...*

...We can't require developers to carry out pre-application consultation using the methods set out above, but it is encouraged. Where developers have not engaged with local residents and businesses, it is possible that an application could generate more objections once submitted. This could result in the developer having to amend their application to address the objections which could delay the decision-making process.⁵

From the beginning of the development process, the Applicant set out to undertake a transparent and meaningful consultation with the local community. Throughout the process, stakeholders and local people had the chance to provide feedback to the Applicant and engage in an ongoing dialogue through the consultation channels.

Crucially, the Agent of Change principle, as detailed by Paragraph 200 of the NPPF (2024), is a material consideration for this development. This principle states:

Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.⁶

⁵ Manchester City Council's Planning and Development Statement of Community Involvement, June 2018, pages 33-34.

⁶ Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2024, paragraph 200.

2. Pre-Application Public Consultation Activities

2.1 Introduction

This section of the Statement of Community Involvement sets out the range of activities undertaken as part of this pre-application consultation, which ran from Monday 13 January 2025 to Sunday 2 February 2025, in addition to prior engagement with elected representatives.

2.2 Elected Representative and Stakeholder Engagement

2.2.1 Ward Councillor engagement

Councillor Jon-Connor Lyons and Councillor Sam Wheeler, the local councillors for the site's host ward, Picadilly, were consulted multiple times throughout the design process, both through in-person meetings and via email correspondence.

In-person meetings took place in September 2024 and February 2025, providing the councillors with an opportunity to discuss key aspects of the proposals with the Applicant's team, address any concerns, and provide feedback. The proposed height and massing, along with the unit mix, were key points of discussion.

2.2.2 Stakeholder engagement

In addition to engagement with elected representatives, the Applicant has consulted with Stage & Radio regarding noise impacts. This engagement aimed to understand Stage and Radio's operational needs, potential noise impacts, and the application of the 'Agent of Change' principle. Following these discussions, Stage & Radio requested additional noise monitoring. The Applicant agreed to undertake supplementary monitoring, with the methodology formally agreed with the Environmental Health Officer on 17 September 2025.

2.3 Publicising the Consultation

2.3.1 Consultation postcard

A leaflet was hand delivered on Monday 13 January 2025, in line with the launch of the consultation. It was issued to 1211 addresses within the consultation boundary, as shown below.

The postcard introduced the proposals for Postal Street and directed recipients towards the consultation website to find out more. It also invited them to the in-person drop-in session held as part of the consultation.

The consultation postcard is provided as **Appendix 1**.

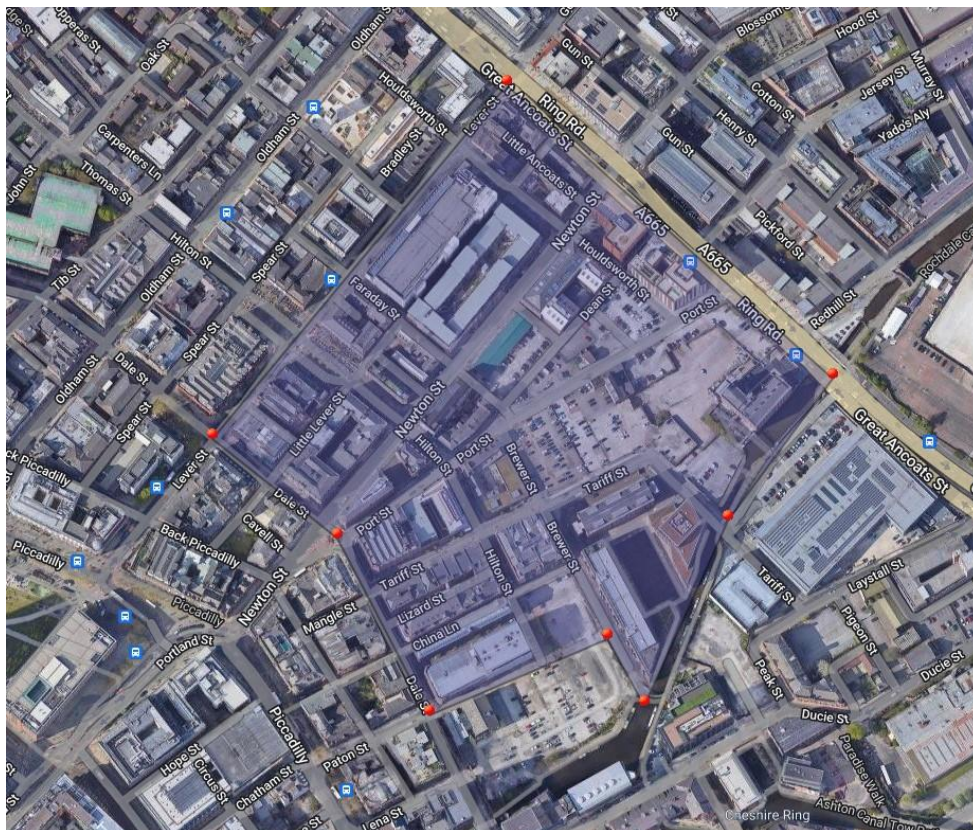


Figure 2: Postcard distribution area.

2.3.2 Press release and media coverage

A press release was issued to a range of local, regional and national media publications on Monday 13 January 2025. It provided introductory information about the proposals and details of the public consultation. Articles subsequently appeared on Place North West, Manchester Evening News, The Business Desk and EG Magazine, among others.

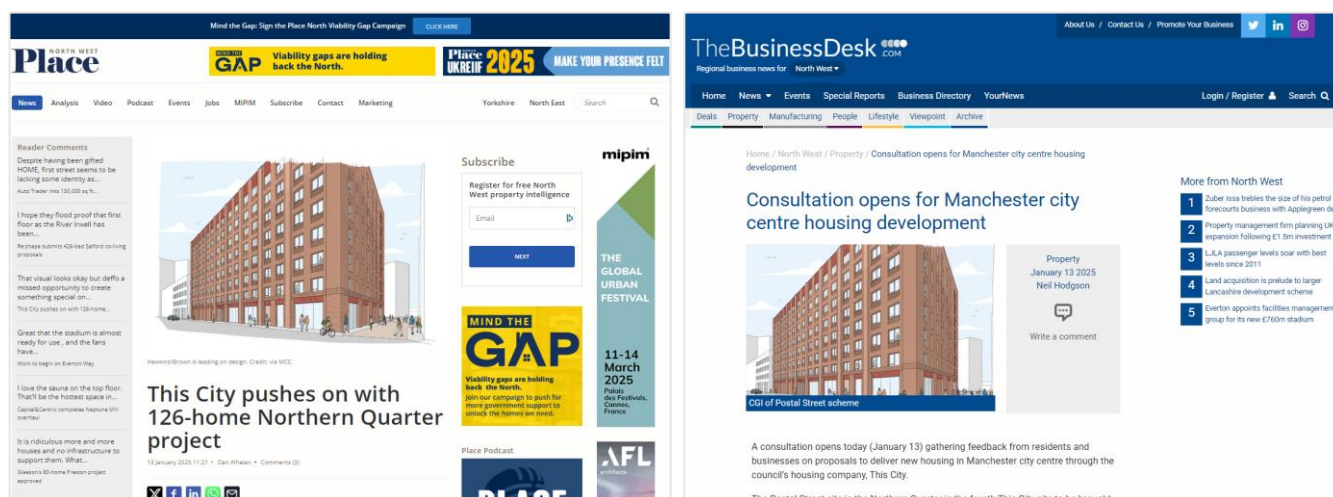


Figure 3: Screenshots of the articles about the proposals that appeared on Place North West and The Business Desk.

2.4 Consultation Webpage

A dedicated consultation webpage on the Applicant's website went live at the start of the consultation period. The webpage (www.thiscitymcr.co.uk/developments/postal-street/) provided information about the proposals and

the consultation process. It also included a ‘Get Involved’ section with a link to an online feedback form and the project email address so that people could provide feedback.

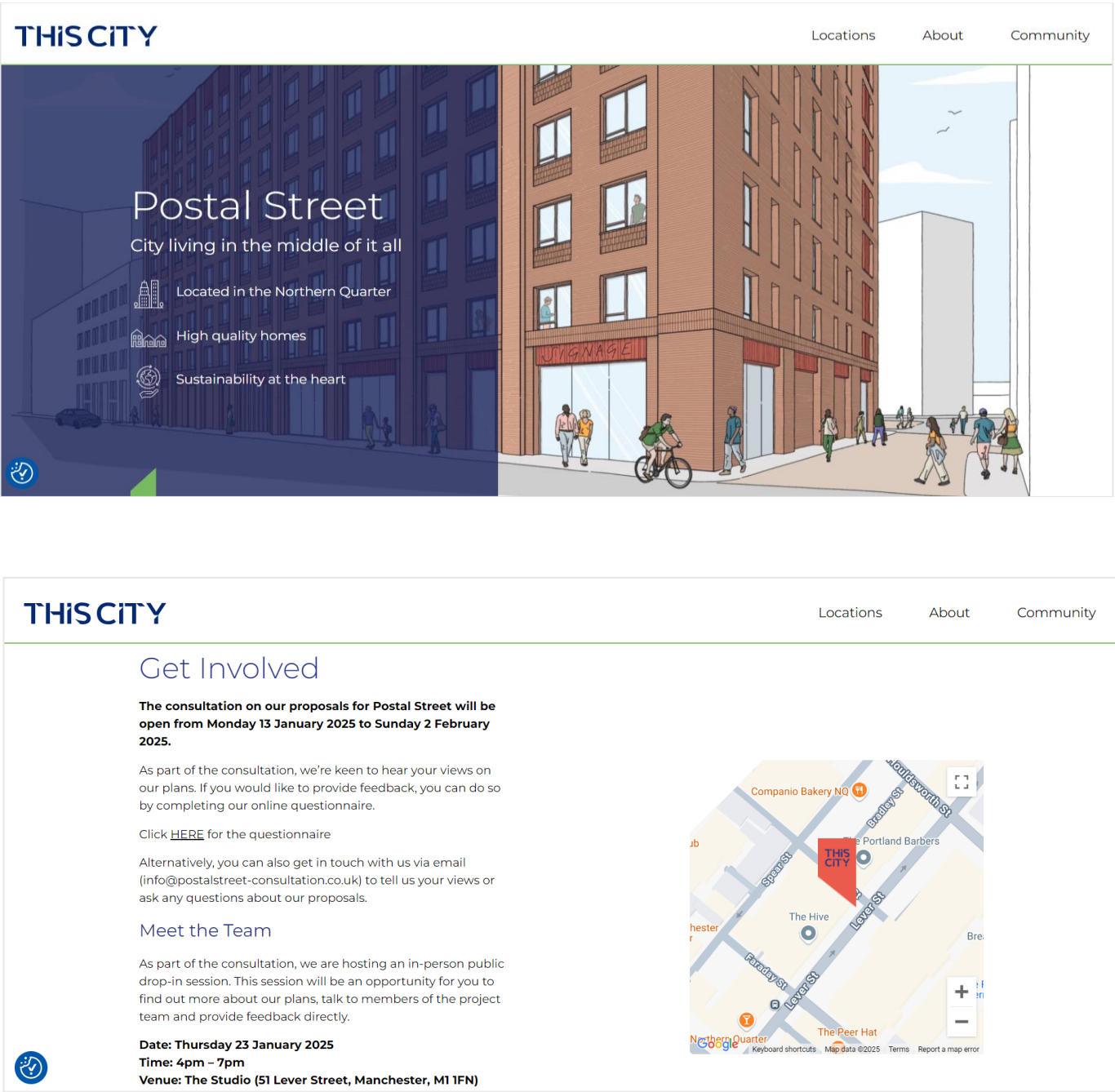


Figure 4: Screenshots of the consultation webpage.

2.4.1 Website activity

Throughout the consultation period, the website received a total of 591 views from 385 unique users.

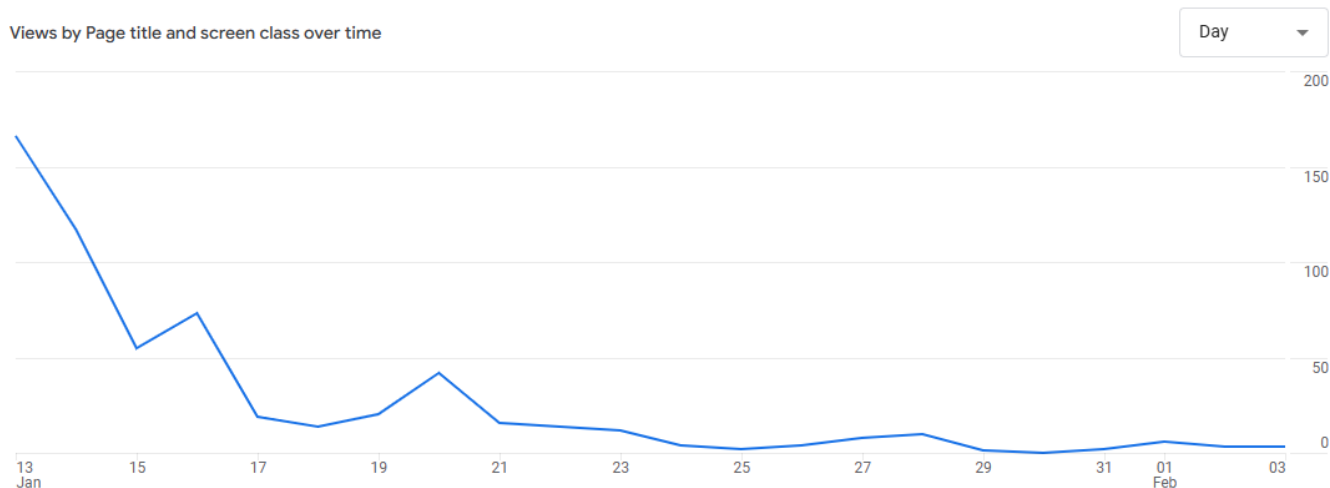


Figure 5: Graph showing the website activity during the consultation period.

2.4.2 In-person consultation events

As part of the consultation, an in-person drop-in sessions was held at The Studio (51 Lever Street, Manchester, M1 1FN) on Thursday 23 January 2025 from 4pm – 7pm. The session provided an opportunity for people to view the plans, speak to members of the project team, and provide feedback.

Representatives from Manchester City Council (the Applicant), Deloitte (Planning Consultant), Hawkins/Brown (Architect), Atkins Realis (Project Manager) and Counter Context (Communications and Engagement Consultant) were present at the event.

A total of 15 people attended the session.

The event display is provided as Appendix 2 and the feedback form as Appendix 3.



Figure 6: Photos from the consultation events

2.5 Methods for Receiving Feedback

2.5.1 Email Address

The project email address (info@postalstreet-consultation.co.uk) was publicised on all consultation materials, including the website and consultation postcard, allowing people to submit feedback or ask additional questions.

2.5.2 Online Feedback Form

An online feedback form was linked on the consultation website.

3. Pre-Application Consultation Feedback

3.1 Summary of Feedback Received

In total, 59 responses were received during the pre-application consultation via the following channels:

Response Type	Number
Online feedback form	52
Paper feedback form	5
Email	2
Total	59

All of the responses received during the pre-application consultation period have been logged and considered by the Applicant's team.

3.2 Analysis of Feedback Forms

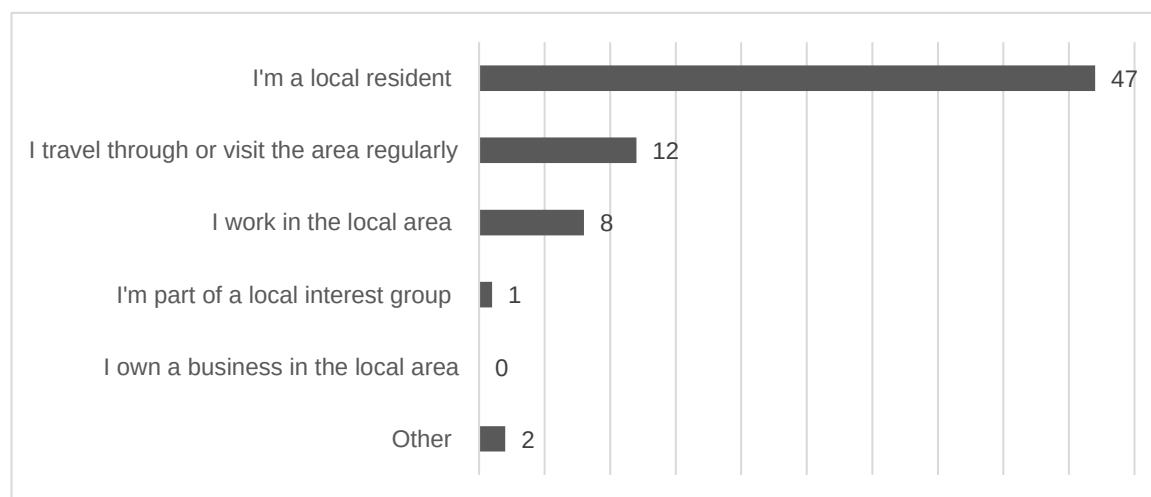
The feedback form included a series of multiple-choice questions and open questions about the proposals. Here follows a summary of the answers received through the multiple-choice questions asked as part of the online feedback form.

Comments received through the open-text questions included in the feedback form and by email and phone are summarised and responded to in Section 4.1.

3.2.1 Responses to Closed Questions

How would you describe your interest in our proposals for Postal Street?

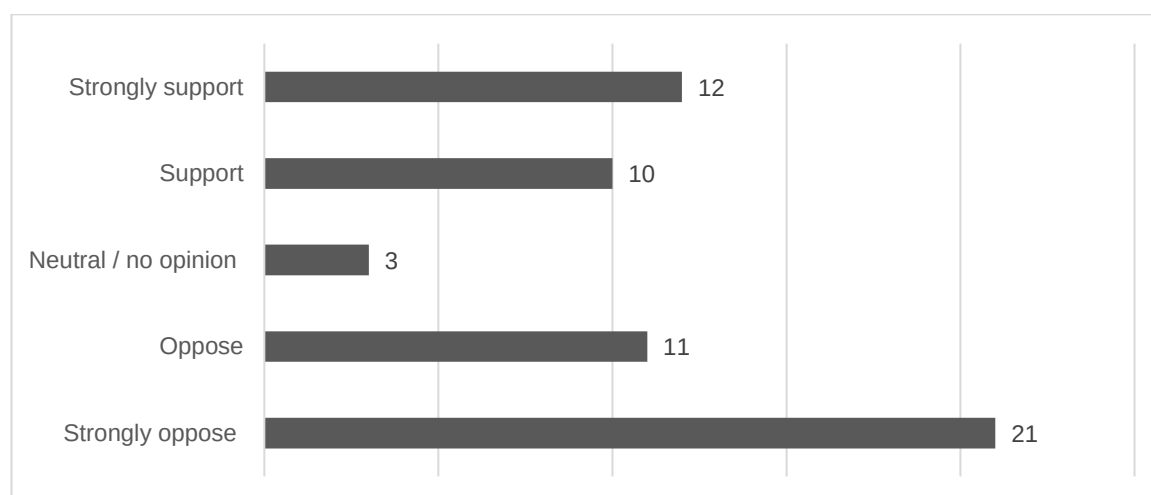
Please note that respondents were encouraged to select all of the options that applied.



Of the two respondents that selected 'Other', one stated that they rent an apartment in the area and the other stated that they work for a national charity, although did not specify the name of the charity.

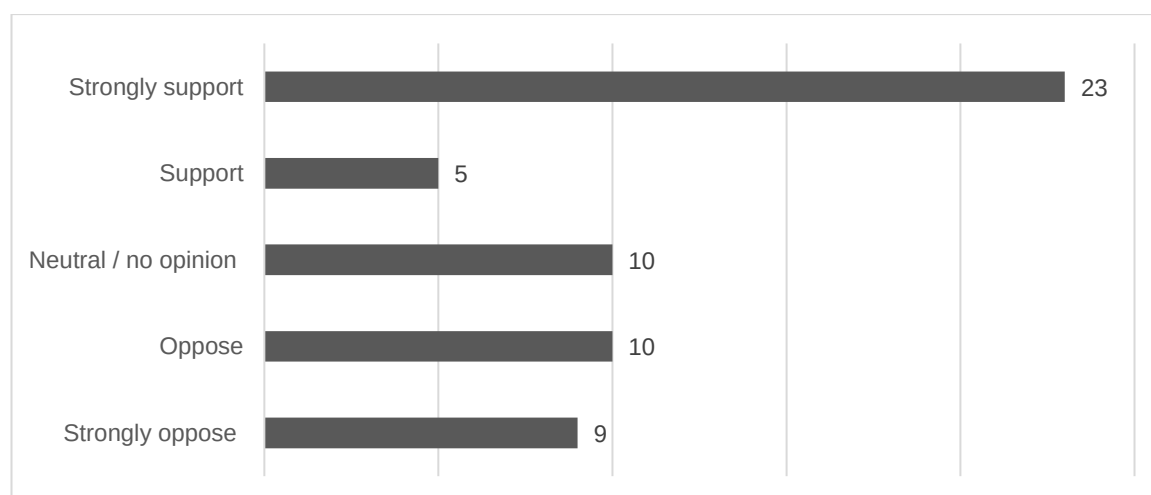
The one respondent who selected 'I'm part of a local interest group' did not specify the name of the group.

To what extent do you support our plans to make use of an underutilised city centre site by delivering 126 high-quality homes? (A total of 57 people responded to this question).



39% of respondents indicated they either strongly supported or supported the proposals, while 56% stated they either opposed or strongly opposed the proposals. 5% said they were neutral or had no opinion.

To what extent do you support our plans to bring life to the streets around the site (Newton Street, Faraday Street and Dean Street) by providing ground floor commercial space? (A total of 57 people responded to this question).



49% of respondents expressed support or strong support for the plans to provide ground floor commercial space as part of the proposals. 34.5% noted their opposition, while 17.5% were neutral or had no opinion.

3.2.2 Responses to Open-Text Questions

A summary of the issues raised by respondents during the consultation is provided below.

4. Consideration of Pre-Application Consultation Feedback

4.1 Consideration of Issues

An extensive summary of the issues raised by respondents and how they have been considered and responded to by the Applicant is provided in the following table.

Topic	Applicant Response
Principle of developing the site	
Comments praising the plans for making use of an underutilised city centre site by delivering much needed housing and affordable housing. It was noted that in its current form, the site doesn't provide any benefit to the local community.	The applicant welcomes these comments of support.
Some respondents suggested that they are not opposed to the principle of developing the site to deliver new housing, but would like to see the scale reduced and for the design to be more in keeping with the character of the local area.	The proposal has been carefully designed to strike a balance between delivering much-needed housing and respecting the character and scale of the surrounding built environment.
A couple of comments expressing concern that the proposals would contribute to further overdevelopment in the area. It was suggested that it is important evaluate the cumulative impact of multiple developments in the area on the grounds that they could collectively affect well-being through increased noise, traffic, and environmental stressors. It was also noted that the infrastructure in the area, including roads, utilities, and public services, isn't equipped to deal with developments of this scale and that it would only serve to exacerbate existing strains on local resources and infrastructure.	The proposed density is in line with local planning policies and aligns with the area's Strategic Regeneration Framework. Furthermore, the design team has taken account of developments that are under construction, recently consented and that we are aware are coming through the system Currently, the site is vacant and not contributing to the area. The proposed development would introduce new housing, bringing more residents to the community. This, in turn, would expand the tax base and provide greater benefits to the local area.
Comments that the city centre doesn't require more housing, but rather needs more green space. In turn, it was suggested that the site be used to deliver green space / a park.	There is a sustained demand for city centre housing in Manchester, including affordable housing. The proposal seeks to respond to this demand by providing 126 homes, 20% of which will be delivered at Manchester Living Rent.
Support for delivering housing on the site as opposed to office space.	
Height and massing	
Concerns about the height and scale of the proposed development, with a number of respondents suggesting that the 8-story building is out of character with the predominantly low-rise, historic architecture of the Northern Quarter. It was noted that buildings don't exceed 5 storeys along Newton Street, the primary street the development sits upon. It was also suggested that it is considerably taller than Marlsbro House and Newton Buildings, both of which Grade II listed.	The design has been informed by a thorough analysis of the urban context, ensuring that the building's height, massing, and layout are appropriate for its setting. Various options have been tested during the design development process, and the proposed height and form of the building consistent with surrounding structures and respond to the existing urban fabric. At eight storeys, the proposed scale and massing of the building have been carefully considered to align with the historic character of

Concern from immediate residents about the loss of natural light / overshadowing, infringement on privacy as a result of overlooking, blocked views, and overall quality of life due to the building's height and proximity to existing properties. Residents from The Sorting House and The Wentwood expressed concern that their buildings would be particularly affected by these issues. Comments that more information is needed on how exactly residents in surrounding impacts will be impacted by the height of the development in terms of the loss of light.	the area while contributing to its ongoing evolution. In addition, the design has been developed to minimise any potential adverse effects, particularly concerning the loss of daylight and sunlight for neighbouring properties. A Daylight and Sunlight Assessment has been undertaken by GIA, as part of the design development process to identify any potential impacts. The Assessment forms part of the planning application.
Suggestions to reduce the height of the development to better integrate with the area's established height and aesthetic of the area.	
Concern that the height of the development, if approved, would fundamentally alter the character of the area while setting a precedent for further high-rise developments that are brought forward in the future.	
A question as to whether a daylight/sunlight assessment has been undertaken in line with Building Research Establishment (BRE) guidelines.	
A few comments expressing the view that the images used in the consultation materials don't accurately depict the height of the building as they make the building appear smaller than it is. It was noted that the images and plans exclude neighbouring buildings, such as The Wentwood and the listed properties in the area (Marlboro House and the Newton buildings), which distorts the visual impact of the development.	The consultation materials include a number of images showing the scale of the proposed development within the context of the surrounding area, including both existing buildings and developments that have been approved and are forthcoming.
A suggestion that the proposed height of the development could devalue surrounding properties.	This is not a planning matter.
Suggestion that residents in surrounding buildings should receive compensation for any loss of light. It was noted that this was mentioned at a previous 'right-to-light' consultation.	This is not a planning matter.
Design	
The response to the building design has been mixed. Some respondents have praised the design, suggesting it fits in well with the area due to the red brick façade. Others have claimed it isn't in keeping with the character of the surrounding area and have suggested it needs to be more heritage led. It was also suggested that it needs more architectural detail / ornamentation as it looks 'bland' at present, although it was acknowledged that this could be due to the	The design draws inspiration from the architectural character and material palette of the surrounding area, ensuring that the proposed building integrates seamlessly into its context. The primary material ties into the Northern Quarter's red brick palette to ensure the building is a visually cohesive addition to the area and complementary of the existing streetscape. The Applicant has continued to evolve the design in pre-application meetings with MCC since the consultation. Detailed technical analysis has been undertaken to help inform the

early-stage designs showed during the consultation.	design evolution, in particular the appearance and performance of the façade. The façade design has been informed by the analysis with a focus on factors such as noise, overheating, and building regulations, combined with design quality.
Suggestions that the design should look to incorporate more publicly accessible green space. Suggestions to incorporate more green / sustainable elements into the design, such as a garden roof terrace, living walls and balconies, trees and planting. It was noted that this would help improve the site's biodiversity.	The site is conveniently located near several green spaces in the city – it is just a 7 minute walk to Piccadilly Gardens and a 10 minute walk to Cotton Field Park The Applicant is exploring opportunities to contribute to the Council's Zero Carbon ambitions. This might include the incorporation of low carbon materials and construction methods implementing passive heating designs and future-proofing our development to ensure the development can become net-zero over its lifetime.
Comments that separation distances between the development and surrounding buildings need to be increased. A specific request to increase the distance between the development along Postal Street and The Wentwood to accommodate some form of shared greenery or seating. It was noted that this street is currently prone to anti-social behaviour, and this could help to address this issue.	Rather than setting the proposed building back, the proposals rather seek to reinstate the historical grain of the area and make efficient use of the plot. The development of the plot will also increase passive surveillance on the surrounding roads which can help to deter anti-social behaviour.
It was suggested that the environmental impact of the development hasn't been considered, particularly in terms of green space, energy efficiency, and the potential for increased urban heat island effect. It was noted that a development of this size and scale in an already dense urban environment would further exaggerate these issues and reduce the livability of the area.	As part of this application, the Applicant has submitted a sustainability statement that addresses these issues and demonstrates the development's compliance with the necessary requirements.
A comment that the design should prioritise maximising space over the integration of sustainable, green building practices.	Comment noted.
A comment that the homes need to have adequate space and storage provision.	The homes have been thoughtfully designed to provide residents with ample living space, ensuring a comfortable and high-quality living environment.
Tenure type / housing mix	
Comments expressing support for the inclusion of affordable housing in the proposals. It was noted that there is considerable demand in Manchester.	The Applicant welcomes these comments of support.
A suggestion that in addition to smaller 1- and 2-bedroom properties, the development should also provide 3- and 4-bedroom homes to meet the current demand for family housing in the city centre.	Local planning policy acknowledges the increasing popularity of City Centre living and aims to provide a diverse range of housing options to cater to this demand. One-bedroom apartments are a key component of this housing

A suggestion that the development should offer mix of affordable and market rent, market sale and shared ownership properties.	mix, and the Applicant is seeking to provide accessible rent properties that meet an identified gap in the current housing stock and the proposed mix is reflective of this ambition.
A comment that this area isn't suitable for affordable housing. Rather, it was suggested that affordable homes should be situated on bus or tram routes outside city centre.	A diverse mix of housing options, including affordable homes, is vital to supporting a thriving, sustainable urban environment where people from all backgrounds can live and work.
Traffic, parking and access	
Concern that an influx of residents could potentially increase traffic in the area. Relatedly, there was concern that increased traffic could lead to increased noise levels and pollution.	Given the Site's connectivity to the City Centre, its highly accessible location, and its proximity to public transportation options, the Proposed Development will not include on-site car parking facilities.
A comment that the proposals should include adequate parking provision for residents.	
A comment that access and parking to roads in the surrounding area needs to be retained.	It is proposed that motor vehicles will be prohibited from Faraday Street and (part of) Dean Street, which will benefit pedestrian movement. Surveys have been undertaken to determine the existing level of traffic using these streets and this is also extremely low. As such the displacement of these movements would not be expected to materially affect highway operation in the locality. No other changes to surrounding roads are proposed.
Commercial space	
A few respondents suggested there isn't a need to include commercial space on the ground floor as the area is already well serviced.	By incorporating both residential and commercial elements within the development, the Applicant seeks to contribute to the long-term vibrancy and sustainability of the Northern Quarter. By introducing modern and adaptable commercial spaces, the development will help support economic activity and bring additional footfall to the area, benefiting both new and existing businesses.
A comment praising the creation of active frontages through the inclusion of ground floor commercial units. It was noted that they'll help to enhance the appeal of the area.	The Applicant welcomes this comment of support.
Suggestion that the commercial space should be offered for affordable rent to support local independents.	Comment noted.
A comment that the commercial space needs to be protected should the development receive planning permission to ensure it will remain part of the plans. Contrastingly, another respondent suggested that the commercial space should be used for more housing.	It is the intention to deliver the commercial space as part of the development should the development be approved. Potential occupiers of the commercial space will be from within Use Class E.
A comment from a resident adjacent to the development noting they would not like to see the commercial space become a bar.	

A question regarding the types of businesses will occupy the commercial space. This respondent was keen to know from a noise perspective.	
Construction	
A request for further information on the construction process and the measures that will be undertaken to minimise the impacts on local residents. It was noted that the CMP should align with Manchester City Council's guidelines and detail measures such as noise mitigation, working hours, and communication strategies It was suggested that the construction of the development would cause disturbance to near neighbours who work from home during the day. It was questioned whether any assessment has been undertaken to establish the impact of construction works on the structural integrity of adjacent properties.	A Framework Construction Environmental Management Plan forms part of the planning application. It details the measures that will be undertaken to minimise disturbance to neighbouring residents and mitigate potential issues around noise and vibration, air quality and transport. An assessment has not been carried out for the structural integrity of the surrounding buildings. Preliminary studies and site investigations have been carried out to rule out any historical risks and below ground conditions. For the Stage 3 deliverables, a key constraints drawing will be produced highlighting any key risks to the site and its surroundings, in relation to the civil and structural proposals. Health and safety/construction risk assessments will also likely be carried out by the chosen contractor leading up to commencement of construction works on site.
Noise and acoustics	
Local music venue, Stage and Radio, suggested that the proposals demonstrate a lack of regard for the venue. Specific concerns included: - Inaccurate noise data in original planning submission, leading to inadequate building specifications. - Failure from Developer to uphold "Agent of Change" principle, shifting mitigation burden. - Proposed Development potentially jeopardising a significant grassroots cultural venue's survival.	The Applicant resubmitted the EIA Screening and Planning Application documents, including an updated Noise Assessment, covering the points of concern raised by the music venue." This updated Noise Assessment, prepared by Sandy Brown, addresses the specific points of concern raised by Stage & Radio, incorporating robust mitigation measures into the façade design and committing to further supplementary noise monitoring during the determination period.
Consultation and engagement	
A comment that the Applicant needs to undertake meaningful engagement with local cultural businesses.	The Applicant remains committed to ongoing engagement and welcomes further discussions with the community as the project progresses.
Miscellaneous	
A comment that naming the project 'Postal Street' is misleading as it is primarily located along Newton Street. It was noted that Newton Street is home to smaller-scale residential buildings, and naming the project after a lesser-known road appears to downplay the	The consultation did not use the name Newton Street, as this could suggest multiple plots. Instead, Postal Street was chosen to make the site easier to identify given that it is adjacent to the site.

development's scale and potential consequences for the surrounding area.	
A comment that graffiti along Newton Street is a persistent issue that needs addressing.	The Applicant has considered this issue and has met with Greater Manchester Police to discuss the scheme. As a result, a robust palette is proposed at ground floor. The Applicant is also looking to engage with local street artists.
A comment expressing concern that the development would interfere with the television signal of surrounding properties.	The development would not interfere with the television signal of surrounding properties. A Television and Radio Reception Impact Report demonstrating this has been submitted as part of the planning application

5. Conclusion and Influence of Consultation on the Proposals

The consultation which has been undertaken is in accordance with both the National Planning Policy Framework (NPPF) (2024) and with Manchester City Council's adopted Statement of Community Involvement (2018). This document fulfils the requirement for a consultation supporting statement that summarises the methods used, the representations received, and the changes made to the proposals as a result of feedback submitted.

The comments received during the pre-application consultation have been considered by the Applicant's team on an ongoing basis to ensure that the issues raised could be addressed during the development of the proposals.

Overall, the response to the consultation has been relatively balanced, with 39% of respondents expressing support for the proposals and 56% noting their opposition.

Those that supported the proposals appreciated that the plans to make use of an underutilised city-centre site to help meet the demand for housing in city, as well as affordable housing. Others praised the design for drawing inspiration from the architectural character and material palette of the surrounding area, which will help to ensure the proposed building integrates seamlessly into its context.

The main concern raised pertained to the height of the building. A number of respondents suggested it is too tall and would cause issues for neighbouring residents, such as loss of daylight / sunlight, blocked views, and less privacy. It was also suggested the scale is out of keeping with the area. The Applicant explained that the proposed height and massing was informed by a contextual analysis of the area's history, with the building seeking to reinstate the historical character of the area while contributing to its ongoing evolution.

The Applicant would like to thank all those who have provided their feedback during the pre-application consultation and looks forward to further constructive dialogue throughout the development process.

6. Appendices

6.1 Appendix 1: Consultation postcard

THIS CITY

We want to hear your views

On our proposals for a high-quality, residential-led development at Postal Street.

Proposals for a residential-led development at Postal Street are being developed by This City, who is backed and wholly owned by Manchester City Council.

These plans would see the development of 126 high quality, low carbon apartments, 20% of which would be designated for Manchester Living Rent (truly affordable rent, capped at the Local Housing Allowance).

This development will bring forward much needed, high-quality and affordable homes, alongside ground floor commercial space, on a vacant brownfield site.



Have your say

The consultation on our proposals for Postal Street will be open from Monday 13 January to Sunday 2 February 2025.

More information on this consultation, including how to respond, can be found at: www.thiscitymcr.co.uk/developments/postal-street/

Come along to our drop-in session

As part of this consultation, we'll be holding an in-person drop-in session. This will be an opportunity to find out more about our plans, talk to members of the project team and let us know your views.

The event will be held at **The Studio** (51 Lever Street, Manchester, M1 1FN) on **Thursday 23 January 2025** from **4pm - 7pm**.

If you aren't able to attend the session, don't worry as all the information displayed is available to view on the consultation website.

If you have any questions about the consultation or our proposals, you can contact the consultation team via email at: info@postalstreet-consultation.co.uk



Scan to view our website.

THIS CITY

DESIGN

Height and Massing

All too early, the proposed view and massing of the building is being vetted by the director of the city.

The proposed design was the building's response to a request from the city to design a new building in the city's central business district. The design was a response to the city's request for a building that would be a landmark in the city's central business district. The design was a response to the city's request for a building that would be a landmark in the city's central business district.

THIS CITY

DESIGN

Facade and Materiality

The design team has been working on the facade and materiality of the building. The design team has been working on the facade and materiality of the building. The design team has been working on the facade and materiality of the building.

THIS CITY

NEXT STEPS

The consultation on the plan for the new building is expected to be completed by the end of the year. The consultation on the plan for the new building is expected to be completed by the end of the year. The consultation on the plan for the new building is expected to be completed by the end of the year.

counter
context